APPLICATION FOR DRAFT PLAN APPROVAL – VACANT LAND CONDOMINIUM GARRISON SHORES OWNERS ASSOCIATION			
#	Condition	Proposed Action	Status
1	Draft plan	To be finalized by McIntosh Perry Surveying Inc.	Approved by Land Titles, submitted to County
2a)	Naming of internal lanes	To be confirmed by Statutory Declaration of President of GSOA	Approved by Twp., submitted to County
2b)	Construction Access	No construction - not applicable	No action required
3a)	Conveyance of reserves	No public roads - not applicable	No action required
3b)	Conveyance of utility, drainage and access easements	Clearance letters to be obtained from utilities and easements granted, if required.	Bell and Hydro received, submitted to County
		Twp. to advise if it requires any drainage or access easements	No action required
4a)	Financial requirements – municipal services and drainage	No new services or drainage being constructed – not applicable	No action required
4b)	Off-site public work costs	No public works being constructed – not applicable	No action required
5a)	Draft Vacant Land Condominium Declaration	Copy of draft Declaration enclosed, to be reviewed and approved by Township and/or solicitor i-v – paragraphs 2a)-f) of Article III vi- paragraph 3 of Article III vii – paragraph 8 of Article V viii – paragraph 3 of Article IV, paragraph 8 of Article V	Approved by Twp. and Land Titles, to be submitted for registration with final signed plans
5b)	Execution of Declaration, including all schedules	Declaration – GSOA, Schedule A – NOP, Schedule B – n/a, Schedule C – Brian Kerr, Schedule G – Twp.	Declaration and schedules fully executed
5c)	Street and 911 signage	To be confirmed by Statutory Declaration of President of GSOA	Approved by Twp., submitted to County
5d)	Public utilities	Clearance letter from Bell Canada, Hydro One, etc.	Submitted to County
5e)	Road operation/maintenance	Paragraph 3 of Article IV of Declaration	Approved by Twp

5f)	Communal Wells	Paragraph 9 of Article V of Declaration	Approved by Twp
		Three (3) wells to be decommissioned	Complete. Reports to be submitted to County
5g)	Indemnity Agreement	To be prepared by Township	Condo Agreement approved and fully executed
5h)	Legal, Planning and Engineering Costs	Township to provide accounting for costs	Paid in full. Twp. has acknowledged receipt
6 i)	Services and Facilities	Installed	Complete
6ii)	Certification of engineer	Not applicable	No action required
7	Existing Grades	Paragraph 10 of Article V of Declaration	Approved by Twp
8	Civic Addresses	To be confirmed by Statutory Declaration of President of GSOA	Approved by Twp., submitted to County
9	Warning clauses in Agreements of Purchase and Sale/Declaration	Draft Declaration enclosed i – paragraphs 2j) and 4 of Article III ii – paragraphs 2g) and 4 of Article III iii – paragraphs 2h) and 4 of Article III iv – paragraphs 1a)iv) and 4 of Article III	Approved by Twp
10a)	Agreement with Township	To be prepared by Township	Condo Agreement approved and fully executed
10b)	Registration of Agreement	To be registered by Township	To be registered immediately following registration of Declaration and Description
11a)	Revisions to Draft Plan	Not applicable	No action required
11b)	Final Plan	Not applicable	No action required

12a)	Zoning By-Law Compliance	Lands are zoned RW-X17-H pursuant to site specific By-law 2007-244	Submitted to Twp., complete
12b)	Surveyor's Certificate	To be provided	Complete
14	Parkland conveyance	See paragraph 6 of the attached Minutes of Settlement. Township of Central Frontenac is bound to settlement terms, as predecessor of Township of Kennebec	No action required
15a)	Outstanding application fees	All application fees have been paid in full	Complete
15b)	Copies of Final Plan and Surveyor's Certificate	Final plans and surveyor's certificate to be delivered to County	Complete
15c)	Decommissioning of existing wells and septic systems	Three (3) wells to be decommissioned	Complete. Reports submitted to County

CORPORATION OF THE
TOWNSHIP OF CENTRAL FRONTENAC
1084 Elizabeth Street, P.O. Box 89
Sharbot Lake, Ontario K0H 2P0
www.centralfrontenac.com

Tel: 613-279-2935
Fax: 613-279-2422

RECEIVED
NOV 29 2011
County of Frontenac

November 28, 2011

Susan Beckel
Deputy Clerk
County of Frontenac – Administrative Services
2069 Battersea Road
Glenburnie, ON
K0H 1S0

Dear Susan;

Re: Draft Plan Approval – Vacant Land Condominium
Garrison Shores Owners Association

I am writing to confirm that all conditions 1 to 12 and 14 to 15 in the draft plan of condominium have been completed to the municipality's satisfaction and have attached a copy of how each were addressed.

Furthermore, all monies owed to the municipality by Garrison Shores Owners Association have been paid.

If you require anything further, do not hesitate to contact the undersigned.

Yours truly,

Cathy MacMunn

Cathy MacMunn, AMCT, ACST
Deputy Clerk/Planning Coordinator

/cm
Cc: Tony Fleming
Bev Prokopowich

#	Condition of Draft Approval	Status
1	Plan of Condominium	Satisfied
2	Street Addressing	Owners have provided a signed statutory declaration confirming naming of streets to the satisfaction of the Township.
3	a) convey .3 m reserves b) convey easements	No .3 m reserves are required (all roads are private lanes). No utility or drainage easements are required.
4	Financial security	There are no public works or off-site works for which security is required
5(a)	Condominium Declaration	The Vacant Land Condominium Declaration is acceptable
5(b)	Execution of Declaration and Schedules	The Declaration and all schedules have been executed
5(c)	Signage	Confirmed by owner in statutory declaration
5(d)	Utility clearances	Confirmation provided by owner
5(e)	Corporation responsible for road maintenance	Addressed in Declaration and Condominium Agreement
5(f)	Communal wells	Addressed in Declaration and Condominium Agreement
5(g)	Indemnity agreement	Addressed in the Condominium Agreement
5(h)	Costs	Addressed in Condominium Agreement
6	Confirmation of servicing	Addressed in the Declaration
7	Existing grades	Addressed in the Declaration and Condominium Agreement
8	Civic addresses	Addressed in statutory declaration
9	Warning clauses	Addressed in the Declaration and Condominium Agreement
10	Condominium Agreement	Condominium Agreement is finalized and executed
11	Revisions to Draft Plan	There are no required revisions to the Plan

#	**Condition of Draft Approval**	**Status**
12	a) zoning by-law b) surveyor's certificate of compliance with zoning	Zoning By-law 2007-244 has been passed. We have a certificate from Brian Kerr, OLS, dated July 18, 2011 confirming the Plan correlates and complies with the By-law for minimum Unit area requirements and maximum density requirements
13	Archaeology	a) We have confirmation that the Ministry signed off on the archaeology report
		b) Addressed in Condominium Agreement c) Addressed in Condominium Agreement
14	Parkland conveyance	Not required
15(a)	Costs	All outstanding fees have been paid
15(b)	Final plan and surveyor's certificate	The requisite number of copies have been provided
15(c)	Decommission wells	Addressed in Condominium Agreement
16	Clearance letters	Quinte Conservation and KFL&A Public Health clearance letters received

KFL&A
PublicHealth

An accredited local public health agency affiliated with Queen's University
I.M. Gemmill MD, CCFP, FRCP(C) Medical Officer of Health

Oct 21, 2011

Susan Beckel, Deputy Clerk
County of Frontenac
2069 Battersea Road, R.R. #1
Glenburnie Ont.
K0H 1S0

RECEIVED
OCT 26 2011
County of Frontenac

Dear Susan

RE: Garrison Shores, Part Lots 17 18, Con7, Pt Lot 17,Con 8,Pt Rdb/w Conc 7/8, Municipality of Central Frontenac former Township of Kennebec.

Our office has reviewed the Conditions of approval and Condominium Agreement and are satisfied that all issues with respect to existing sewage systems and all future changes or development will be subject to the conditions noted in Article 111 "Units" item 2.
As a result we have no objections to the agreement. If you have any questions or require any further clarification please contact our office

Yours Truly

D. Cooke

David Cooke, CBO, CPHI(C)
Chief Building Official, Public Health Inspector

CC Tony Fleming
Township of Central Frontenac
Nelligan and Power

Quinte CONSERVATION

2061 Old Highway # 2, RR # 2
Belleville, ON
K8N 4Z2
phone: (613) 968-3434
phone: (613) 354-3312
fax: (613) 968-8240
www.quinteconservation.ca

VIA FAX & EMAIL

October 27, 2011

Susan M. Beckel
Deputy Clerk
County of Frontenac
2069 Battersea Road,
Glenburnie, Ontario
K0H 1S0

RECEIVED
OCT 27 2011
County of Frontenac

Dear Ms. Beckel:

Re: Application for Plan of Condominium – 'Garrison Shores'
Part Lots 17 & 18, Concession 7,
Part of Lot 17, Concession 8, and
Part of Road Allowance Between Concession 7 & 8,
Kennebec, Municipality of Central Frontenac
Owners: Garrison Shores Owner's Association

Further to our last correspondence (dated July 23, 2009), staff have reviewed the information relating to the afore mentioned subject property recently provided to this office (Garrison Shores Owners Association – Declaration, dated October 2, 2011; Condominium Agreement, dated September 27, 2011; and the plan of survey by MacIntosh Perry Surveying Inc., dated August 26, 2011). Please note the conditions outlined in the County of Frontenac - Draft Plan Conditions for the afore mentioned development (issued on April 20, 2011) have been met to the satisfaction of this office. Based on our review, we have no further concerns/comments relating to the approval of this development as presented at this time.

Please contact me at this office if you have any questions or require additional information.

Sincerely,

Tim Trustham

Tim Trustham
Planner/Ecologist

Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

August 4, 2011

County of Frontenac
Planning Department
2069 Battersea Road
Glenburnie, Ontario
K0H 1S0

RECEIVED
AUG - 4 2011
County of Frontenac

Attention: Susan Beckel

Dear Sir/Madam:

RE: Draft Plan of Condominium
Garrison Shores
File No: Garrison Shores
Bell File No: 44630

Please be advised that all conditions have been met.

In this circumstance, conflicts with existing Bell Canada facilities or easements were dealt with by the Owner/Developer.

We therefore, have no objections to final approval being given to this plan.

Should you have any questions please contact Sandra Hugh-Yeun at 416-296-6590.

Yours truly

John La Chapelle, MCIP, RPP
Manager - Development & Municipal Services, Ontario

cc: Jan Mathieson, Nelligan O'Brien Payne LLP

hydro one

Kingston Service Center
1037 Sydenham Road
Kingston, Ontario K7M 3L8
Telephone 1-613-544-8126
Fax 1-613-548-8341

RECEIVED
AUG - 4 2011
County of Frontenac

Return Mail Address: 171 Center Street, Belleville, Ontario K8N 4W8

Nelligan O'Brien Payne

Aug.4th, 2011

Re - **Garrison Shores Owners' Association** - Application for Draft Plan Approval of Vacant Land Condominium - Part Lots 17, 18, Conc.7, Part Lot 17, Conc.8, Part of the Road Allowance between Concs. 7 & 8, Geographic Township of Kennebec, Township of Central Frontenac, County of Frontenac
County of Frontenac File No. 10CD-2010/001

N.O.P. File Reference No. 405852-23424

This letter is in reference to your original correspondence as sent to Hydro One as per attachment dated May 20, 2011 requesting clearance for Draft Plan Approval process with the municipality.

At this time, there are two separate single phase primary overhead pole lines for this site supplying what would be the north and south shores with 38 services connected therein, both individual and common through the Association. The facilities as presently in place here are of sufficient capacity to meet the current requirements here.

Should redevelopment of this site, or additional development take place beyond what is presently here at some point in the future, in order to facilitate additional service connections it may be necessary to re-evaluate the added load(s) to ensure the facilities will have the capacity to permit additional connections. Any associated costing as related to facility upgrades as a result of added loads will be subject to our policies and procedures in place as related to service connections at the time of future occurrence.

Trusting this will suffice at this time, and permit you to proceed with completion of the Draft Plan Approval process through the Township of Central Frontenac.

Regards,

Jim Moon
SDET - Kingston Service Center
Telephone 613-544-8126 Ext.241
Fax 613-548-8341

Ministry of Tourism and Culture
Culture Division
Culture Programs Unit
Programs and Services Branch
400 University Avenue, 4th floor
Toronto, ON, M7A 2R9
Telephone: 416/314-7132
Facsimile: 416/314-7175
Email : Jim.Sherratt@ontario.ca

Ministère du Tourisme et de la Culture
Division de culture
Unité des programmes culturels
Direction des programmes et des services
400, avenue University, 4e étage
Toronto, ON, M7A 2R9
Téléphone: 416/314-7132
Télécopieur: 416/314-7175
Email : Jim.Sherratt@ontario.ca

Ontario

April 27, 2011

Ms. Nicole Brandon
Golder & Associates Ltd.
32 Steacie Drive
Kanata, Ontario
K2K 2A9
Facsimile: 613/592-9601

RECEIVED
APR 27 2011
County of Frontenac

RE: Review and Acceptance into the Provincial Register of Reports: Archaeological Assessment Report Entitled, *"Stage 1 Archaeological Assessment, Garrison Shores Vacant Land Condominium, Geographic Township of Kennebec, Frontenac County, Ontario,"* Report Dated October 2009, Report Received October 20, 2009. Report Addendum received April 26, 2011. MCL Project Information Form Number P302-061-2009, MCL RIMS Number 10CD002.

Dear Ms. Brandon:

This office has reviewed the above-mentioned report, which has been submitted to this Ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18. This review is to ensure that the licensed professional consultant archaeologist has met the terms and conditions of their archaeological licence, that archaeological sites have been identified and documented according to the 1993 technical guidelines set by the Ministry and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario.

As the result of our review, this Ministry accepts the above titled report into the Ontario Public Register of Archaeological Reports. The report indicates that units 5, 13, 23 and 37 have archaeological potential and, consequently, should be subject to a Stage 2 archaeological assessment prior to any future development. This Ministry concurs with this recommendation.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Jim Sherratt
Archaeology Review Officer
Eastern Region

c. Archaeology Licensing Office
Mr. Paul Chaves, Garrison Shores Owners Association

[†]In no way will the Ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Ministry of Tourism and Culture
Culture Division
Culture Programs Unit
Programs and Services Branch
400 University Avenue, 4th floor
Toronto, ON, M7A 2R9
Telephone: 416/314-7132
Facsimile: 416/314-7175
Email : Jim.Sherratt@ontario.ca

Ministère du Tourisme et de la Culture
Division de culture
Unité des programmes culturels
Direction des programmes et des services
400, avenue University, 4e étage
Toronto, ON, M7A 2R9
Téléphone: 416/314-7132
Télécopieur: 416/314-7175
Email : Jim.Sherratt@ontario.ca

Ontario

April 27, 2011

RECEIVED
NOV 01 2011
County of Frontenac

Mr. Brad Drouin
Golder & Associates Ltd.
32 Steacie Drive
Kanata, Ontario
K2K 2A9
Facsimile: 613/592-9601

RE: Review and Acceptance into the Provincial Register of Reports: Archaeological Assessment Report Entitled, *"Stage 2 Archaeological Assessment, Garrison Shores Vacant Land Condominium, Lot 17, Concession 7 & 8, Geographic Township of Kennebec, Frontenac County, Ontario,"* Report Dated September 2010, Report Received October 7, 2010. MCL Project Information Form Number P311-023-2011, MCL RIMS Number 10CD002.

Dear Mr. Drouin:

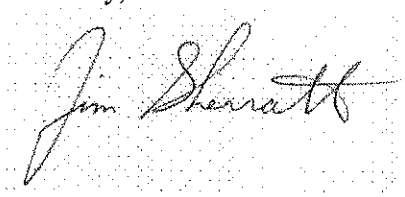
This office has reviewed the above-mentioned report, which has been submitted to this Ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18. This review is to ensure that the licensed professional consultant archaeologist has met the terms and conditions of their archaeological licence, that archaeological sites have been identified and documented according to the 1993 technical guidelines set by the Ministry and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario.

As the result of our review, this Ministry accepts the above titled report into the Ontario Public Register of Archaeological Reports. No archaeological sites were documented. It is recommended that there are no further concerns for alterations to archaeological sites for the area that has undergone archaeological assessment. This Ministry concurs with this recommendation.

Given the above, this Ministry is satisfied that concerns for archaeological sites have been met for the Units 5, 13, 23 and 37 as depicted by Figure 2 of the above titled report and as depicted on the draft plan of condominium prepared by McIntosh Perry Surveying Inc. dated May 4, 2009.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,



Jim Sherratt
Archaeology Review Officer
Eastern Region

c. Archaeology Licensing Office
Mr. Paul Chaves, Garrison Shores Owners Association

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